



NEWPORT BEACH

City Council Staff Report

April 28, 2026
Agenda Item No. 6

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Balboa Yacht Basin Maintenance Dredging – Notice of Completion
for Contract No. 9944-1 (26H13)

ABSTRACT:

On October 14, 2025, the City Council awarded a contract for Balboa Yacht Basin Maintenance Dredging to Pacific Dredge and Construction, LLC. The project dredged the access channels within the Balboa Yacht Basin marina, located at 829 Harbor Island Drive, and disposed the material within the Port of Long Beach’s Pier G Slip Fill Project. The work is now complete and staff requests City Council acceptance and closeout of the contract.

RECOMMENDATIONS:

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
- b) Accept the completed work and authorize the City Clerk to file a Notice of Completion for the project.

DISCUSSION:

Overall Contract Cost/Time Summary

Awarded Contract Amount	Final Total Contract Amount	Total Contract Change Amount	Percent Contract Cost Change
\$3,543,949	\$2,372,791.65	(\$1,171,157.35)	(33%)
Allowed Contract Time + Approved Extensions/Suspensions (Days) =		82	Actual Time Used (Days) = 32

This project included dredging the main access channels within the Balboa Yacht Basin marina and disposing the material within the Port of Long Beach’s Pier G Slip Fill Project. The contractor dredged the access channels and a significant number of slips down to original depths therefore improving navigation within the marina.

The contracted work has been completed to the satisfaction of the Public Works Department.

A summary of the construction cost is as follows:

Original Bid Amount:	\$	3,543,949.00
Actual Cost of Bid Items Constructed:	\$	2,342,174.00
Total Change Orders:	\$	<u>30,617.65</u>
Final Contract Cost:	\$	2,372,791.65

The total final contract amount was \$2,372,791.65, approximately 33% below the original bid amount. In space-constrained dredging projects such as the Balboa Yacht Basin, it is appropriate to design and permit using the maximum possible cubic yards (33,357) available to dredge assuming the basin is void of physical constraints such as docks and vessels. However, the plans and specifications also note that the docks would remain in place and that slip tenants would be encouraged, but not required, to vacate their slips. This ensures the contractors are well informed of the constraints and can calculate their bids accordingly.

This project was planned, designed, permitted, awarded and constructed within 13 months to meet the condensed disposal timeline imposed by the Port of Long Beach. Therefore, the primary project goal was to dredge as much as possible without the added logistical complication of relocating all the vessels in the marina. With that said, approximately 35% of the slip tenants volunteered to relocate their vessels which significantly maximized the final dredged quantity to 12,582 cubic yards.

Additionally, since the contractor did not encounter any marine debris during dredging, the associated bid line item was not exercised resulting in project savings.

One change order for \$30,617.65 was required to provide nightly fire watch personnel when the dredge barge restricted channel ingress and egress overnight, per Newport Beach Fire Department requirements.

A summary of the project schedule milestones is as follows:

Estimated Start of Construction per Annual Baseline Schedule	February 2, 2026
Actual Start of Construction Per Notice to Proceed	December 9, 2025
Estimated Completion Per Annual Baseline Schedule	May 1, 2026
Substantial Completion Date Inclusive of Extra Work	February 3, 2026

FISCAL IMPACT:

The Balboa Yacht Basin Maintenance Dredging Project was funded by the Capital Improvement Program Budget and Budget Amendment No. 26-033. Funds for the construction contract were expended from the following account:

<u>Account Description</u>	<u>Account Number</u>	<u>Amount</u>
Tidelands Capital	10101-980000-26H13	\$ 2,372,791.65
	Total:	\$ 2,372,791.65

Tidelands revenue is generated from the operation of the City of Newport Beach’s tidelands and includes rent from moorings, piers, and leases, as well as income from some parking lots. Currently, the operating expenditures of the Tidelands fund exceeds revenues and therefore is subsidized by the General Fund.

The Tidelands Capital Fund was created to allow for the sequestration of incremental increases from the tidelands rent adjustments solely to finance critical in-harbor capital improvements like seawall repairs, dredging, piers and other important amenities.

ENVIRONMENTAL REVIEW:

On October 14, 2025, City Council found this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 Class 4 (Minor Alterations to Land - Maintenance Dredging) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENT:

Attachment A – Location Map